

EXHIBIT Q

**UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MASSACHUSETTS**

KOBAY SWAFFORD, as an)	
individual,)	
)	
Plaintiff,)	
)	
vs.)	CASE NO. 1:24-cv-10509-PBS
)	
RENTGROW, INC., and DOES 1-10)	
inclusive,)	
)	
Defendants.)	
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**DEPOSITION OF
DIANA SUTHERLAND**

DATE: Wednesday, May 7, 2025

TIME: 4:35 PM(et) to 6:56 PM(et)

REPORTER: Jina Jani, CSR No. 8888

VIA REMOTE VIDEO TECHNOLOGY

Hines
Reporters

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1 UNITED STATES DISTRICT COURT
2 FOR THE DISTRICT OF MASSACHUSETTS
3

4 KOBEAY SWAFFORD, as an)
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12

13 DEPOSITION OF DIANA SUTHERLAND

14 VIA REMOTE VIDEO TECHNOLOGY

15 May 7, 2025
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23 REPORTED BY: JINA JANI, CSR NO. 8888

24 JOB NO.: 121327

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1 Q. And were the notes that you wrote down in
2 those forms reflecting the research steps that you've
3 taken, were those true and accurate summaries of the
4 steps that you took?

5 A. If they were written there, yes, definitely.

6 Q. Would you have ever entered notes in that
7 section of Exhibit 7 that did not reflect the steps
8 that you took?

9 A. Never.

10 Q. And in connection with Exhibit 7, does it
11 reflect that part of the investigation was to visit the
12 Wayne County Court website?

13 A. Yes.

14 Q. And for that website, would a public records
15 analyst log on to the website, view the record, and
16 determine the disposition that was being displayed on
17 the website at that time?

18 A. Yes.

19 Q. And here, there's a note that says "unable
20 to determine if a record has been dismissed."

21 Do you have an understanding what that would
22 mean?

23 A. Yes. It means I went on the website, and I
24 was unable to determine that what the consumer was
25 stating was true. So there would need to be further

1 investigation steps at that point.

2 Q. And do the notes reflect any further
3 investigation steps after the website was reviewed?

4 A. Yes. I contacted the Wayne County Court.

5 Q. And what was the outcome of that
6 conversation with the Wayne County Court?

7 A. I documented that I correctly confirmed that
8 this case has not been dismissed.

9 Q. Okay. So coming out of the dispute, is it
10 accurate to say that your research indicated that
11 neither the official court website or the County clerk,
12 based on your telephone conversation, was crediting
13 Mr. Swafford's claim that the cases had been dismissed?

14 A. Exactly.

15 Q. And there is a section at the end labeled
16 Results of Investigation.

17 Do you see that?

18 A. Yes.

19 Q. Is that the section of this form where the
20 analyst would enter the outcome of the dispute after
21 the research steps were taken?

22 A. Yes.

23 Q. And here, was the result of the
24 investigation that no changes were to be made to
25 Mr. Swafford's report?